

**OXNARD PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

The Oxnard Planning Commission will conduct a Public Hearing on Thursday, August 1, 2024, at 6:00 P.M. at the City Council Chambers of the City of Oxnard located at 305 West Third Street in Oxnard, California to consider the following item:

Project Name and Location: Lockwood III Apartments Project - Property Located at 2151 Lockwood Street (APN 213-0-090-275)

Project Description: Planning and Zoning Permit Nos. 22-500-04 (Special Use Permit), 22-535-03 (Density Bonus), and 22-570-01 (Zone Change) - The applicant is requesting a Special Use Permit, Density Bonus Permit, and Zone Change to construct a new five-story, 234-unit, mixed-income, multi-family apartment building and associated utilities located on the existing, vacant 5.17-acre property. The proposed building would be 4-stories with studio through 3-bedroom units, a community center, onsite management office, and other resident amenities. Additional onsite amenities include outdoor recreational areas for residents and pet amenities. The Project also includes a request for the ministerial approval of a Density Bonus Permit to allow for a 50 percent Density Bonus to increase the maximum number of units from 156-units to 234-units and to waive, reduce or modify ten development standards related to open space requirements, balcony size and number, and bedroom location, setbacks, parking lot design, unit location, and apply parking reductions per State regulations. The project also requests approval of a Zone Change to adopt the Affordable Housing Discretionary (-AHD) Additive Zone for the project site. The Project is currently within the Business Research Park land use designation and the Business Research Park (BRP) zone district.

The request includes adoption of the proposed Final Initial Study/Mitigated Negative Declaration (IS/MND) No. 24-01 (State Clearinghouse No. 2024030528) and approval of the Mitigation Monitoring and Reporting Program (MMRP) which has been prepared pursuant to the California Environmental Quality Act (CEQA) Public Resources Code (California Public Resources Code Section 21000 et seq.) and CEQA Guidelines (California Code of Regulations, Title 14, Section 15000 et seq.). For purposes of CEQA compliance, the City of Oxnard is identified as the Lead Agency for this Project. The Lead Agency is responsible for preparing this IS/MND in accordance with CEQA and the CEQA Guidelines. The IS/MND identifies and discusses potential impacts, mitigation measures, monitoring requirements, and residual impacts for identified subject areas. Further, the site is not currently listed on hazardous waste facilities or disposal sites as enumerated under California Government Code § 65962.5 (Cortese List). Filed by Mark Ross – Manager, SVM Development, 1534 Moorpark Road #337, Thousand Oaks, California 91360, designated agent (the “Applicant”) on behalf of Sunbelt Enterprises, LLC, 5715 Mesmer Avenue, Los Angeles, California 90230 (the “Property Owner”).

The Planning Commission Staff Report, report materials, and plans will be available the Thursday prior to the Public Hearing by going to: <https://www.oxnard.org/city-meetings/> The public may view the meeting at which the public hearing will be conducted beginning at 6:00 PM on the City’s website (<https://www.oxnard.org/city-meetings/>), on YouTube (www.youtube.com/oxnardnews) or Spectrum channel 10 / Frontier channel 35.

For more information about this project please contact Joe Pearson II, Project Planner, at (805) 385-8272 or Joe.Pearson@Oxnard.org. The public may provide comments to the director via email at planning@oxnard.org no later than 3:00 PM on the day of the meeting. A video conference/telephone option for public comments is also available at this time. Speakers may register to speak by completing the

public comment form on the City's website: <https://www.oxnard.org/city-meetings/> or call the Planning office at (805) 385-7878.

In compliance with the Americans with Disabilities Act, if you need assistance to participate in this hearing, please contact the Planning office at (805) 385-7878. Notification at least 72 hours prior to the hearing will enable City staff to make reasonable arrangements.

The action of the Director is final unless appealed in writing to the Planning Commission no later than eighteen (18) days after the decision date (Section 16-545) of the Oxnard City Code. Appeal forms may be obtained from the City Clerk (300 West Third Street, Fourth Floor) and must be submitted with the appropriate fees before the end of the appeal period.

If you challenge the Director's action on this permit in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Division on or before the date of the hearing.